



**PLANNING STATEMENT for
A FULL PLANNING APPLICATION at**

**30 WOODCOTE WAY
CAVERSHAM
READING
RG4 7HJ**

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	07/09/2021

1. Introduction

1.1 iPlans has been instructed by Satheech Elanganathan to submit a full planning application for a single storey side structure, new separate access to the rear garden and loft conversion to include hip-to-gable roof extension, rear dormer and rooflights.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 30 Woodcote Way, Caversham, Reading, RG4 7HJ accommodates a two-storey semi-detached property.

2.2 The property is mixed use. The ground floor is used as a shop and the first floor as a flat.

2.3 Photographs below shows the front elevation of the dwellinghouse.



2.4 The external finish of the dwellinghouse is a mix of brick and render. The fenestrations are uPVC.

3. The Proposal

3.1 This full planning application is for a single storey side structure, new separate access to the rear garden and loft conversion to include hip-to-gable roof extension, rear dormer and rooflights.

3.2 The side structure will be single storey and will measure 4987mm deep. At its widest point, it will measure 2417mm wide. This can be found to the front elevation. It will have a flat roof with a maximum height of 2549mm. This will be brick to match with the lower appearance of the dwellinghouse.

3.3 There will be a new separate access to the rear garden. This access is for the flat. This will be located to the side of the proposed single storey structure. There will be a new gate to the front and a small section of fencing running along the boundary of this new access. The fencing will run the same depth as the proposed side structure.

3.4 The loft conversion will include hip-to-gable, dormer and rooflights. There will be 2x rooflights to the front plane. The dormer will be located to the rear elevation and will measure 3711mm deep, 2932mm high and 6066mm wide. There will be a Juliet balcony and window to the front elevation of the dormer. The dormer will have a flat roof. There will be a window within the side gable. The total cubic volume of this new roof space is 50m³.

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Woodcote Way without significantly affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Local Plan and Supplementary Planning Guidance has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes apposite contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions. They will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 The Supplementary Planning Guidance state that the character and appearance of the proposal should respond to and respect the character and appearance of the area and street scene. They should maintain established building lines and use simple, uncomplicated building forms that complement and coordinate with the scale, form and massing of the original dwelling. Building materials should match with existing. The original building should remain visually dominant. The roof form should be appropriate to the original dwelling. All proposals must take into account potential impact on neighbours. Extensions should not result in overshadowing or loss of privacy or an oppressive or overbearing impact. They should comply with the 45 degree rule and must not result in a significant loss to the private amenity area of the existing dwelling. In terms of side extensions, they must be set back from the front of the house or otherwise justified for not doing this. They must retain important gaps to avoid creating a terracing effect. The roof pitch should have the same angle of pitch as existing roof. They must be subordinate and not result in overshadowing, loss of privacy or an oppressive or overbearing impact to neighbouring property. All dormer extension styles will be considered on a case by case basis in relation to the character and appearance of the existing dwelling and surrounding area. Dormers should be set down from the ridge and be set within the roof slope and be in proportion with scale of the house in terms of overall size and window shape. Two appropriately designed small dormers may be better than one large dormer in achieving this.

5. Conclusion

5.1 The proposal is for a single storey side structure, new separate access to the rear garden and loft conversion to include hip-to-gable roof extension, rear dormer and rooflights.

5.2 The proposed side structure is single storey and is set sufficiently back from the main front building line of the shop. It will be used as storage area for the first floor flat.

5.3 The proposed loft conversion will include hip to gable. The existing ground floor side structure has a gable end roof therefore such proposal will complement the existing design of the building.

5.4 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

5.5 I therefore would hope you consider this application for approval.